



## FCA PLANNING AND ZONING NEWSLETTER - March 4, 2016

Please find additional items for your calendar to be shared with Community Association members:

### 1. **Ottawa Hospital Open House :**

The Ottawa Hospital invites residents and business owners from Ottawa and surrounding communities to attend a Public Information Session to learn more about the future redevelopment of its Civic Campus:

**Date:** Monday March 7, 2016  
**Location:** 200 Coventry Road, Ottawa Conference & Event Centre  
**Time:** 4:00 pm to 9:00 pm  
**Format:** 4:00 pm – 7:00 pm: Public Open House  
7:00 pm – 8:15 pm: Presentation  
8:15 pm – 9:00 pm: Public Open House resumes

- Opening remarks by moderator **Jamie McCracken** (Chair of the Board of Governors, The Ottawa Hospital)
- Remarks by **Catherine McKenna** (MP for Ottawa-Centre) and MPP **Yasir Naqvi** (MPP for Ottawa-Centre)
- Presentation by **Dr. Jack Kitts**, CEO, The Ottawa Hospital, followed by a question period

#### **How to get there:**

OC Transpo: Suggested Bus Route 9 or consult [OC Transpo Travel Planner](#) Parking: Free parking

**What will be discussed?** The Ottawa Hospital is committed to delivering the best health care possible and meeting the needs of our community. The opportunity exists to redevelop the Civic Campus at a new location in the city's core and creating a 21st Century Hospital that will be one of the most modern and technologically advanced health care facilities of our time.

**What does this mean for Ottawa?** A more than \$2 billion investment in a 21st Century Hospital is a significant city-building initiative that will ensure the citizens of Ottawa continue to receive the best care possible for generations to come in an environment that promotes wellness, learning and research. It is also a major job and economic-development driver for the Region.

**Why is a 21<sup>st</sup> Century Hospital needed?** Currently, many of the Civic Campus buildings date back to the Hospital's origin, at the turn of the last century. The age of these facilities, combined with limited space on the 23-acre site, create challenging conditions to meet the future needs of Ottawa's growing and aging population.

**Who should attend?** All residents and business-owners of Ottawa and surrounding communities who have an interest in a 21<sup>st</sup> Century Hospital in the city core. All organizations and interest groups that have an interest in heritage; health and wellness; urban planning; economic development; scientific and medical research; etc.

For more information on a new 21st Century Hospital in Ottawa's core, visit [www.ottawahospital.on.ca/21stCenturyHospital](http://www.ottawahospital.on.ca/21stCenturyHospital) or email [newcivic@toh.ca](mailto:newcivic@toh.ca)

### 2. **City of Ottawa Planning Committee** - Tuesday, March 8 @ 9:30 a.m. City Hall

<http://app05.ottawa.ca/sirepub/mtgviewer.aspx?meetid=6747&doctype=AGENDA>

**File Number:** ACS2016-PAI-PGM-0055

**Building Better Revitalized Neighbourhoods: Phase 2 Initiation ...** That Planning Committee recommend Council approve the initiation of Phase 2 of the Building Better Revitalized Neighbourhoods project, including the phased preparation of Neighbourhood Revitalization Plans for Carlington, Heatherington and Vanier South in 2016, 2017 and 2018, respectively, as described in this report and detailed in Document 1

### 3. **NCC Urban Lecture Series.. The ART of City Building**



"City Optimist" | Image ©Mary Clanahan | [www.fine-digital-art.com](http://www.fine-digital-art.com)

Join us for a discussion on the importance of arts and culture for a city's success. Our experts will discuss ways of tapping into the creative realm to continue to create a welcoming and vibrant urban area in Canada's Capital. They will present various examples, from here and elsewhere, that illustrate how culture contributes to the urban fabric and adds a dynamic element to cities. **Follow our Urbanism Lab [live on Periscope!](#)**

#### **Speakers**

**Dov Goldstein**, Principal Consultant, Lord Cultural Resources, Toronto

**Mark Robbins**, President and CEO, American Academy in Rome

This event on the **art of city building** is presented by the National Capital Commission (NCC) in the Capital Urbanism Lab.

The public will have the opportunity to address their comments and questions to our expert panel.

**When?** Wednesday, March 16, 2016 6 pm to 7:30 pm

**Where?** Capital Urbanism Lab 100 Sparks Street, 4th Floor

Ottawa, Ontario **BOOK EARLY, limited space. [Registration](#) is first-come, first-served, and closes at noon on Tuesday, March 1.**

#### **Questions or Comments?**

If you have any questions or comments, please contact us.

Telephone: 613-239-5000 or 1-800-465-1867 (toll-free)

TTY: 613-239-5090 or 1-866-661-3530 (toll-free)

Fax: 613-239-5063

Email: [info@ncc-ccn.ca](mailto:info@ncc-ccn.ca)

#### **4. FCA MOTION RE: COACH HOUSES March 3, 2016**

##### **Whereas:**

- The FCA requested and hosted a presentation given by Emily Davies, Planner, City of Ottawa, at the February 3 General Meeting held at the Glebe Community Centre. The brief presentation, titled "Coach Houses are Coming to Ottawa", elicited many questions and aroused significant concern amongst FCA members, both at and subsequent to the meeting.
- Community Associations were not adequately consulted, nor advised directly by the Planning and Growth Management Department (PGM), of the Coach House proposal. An online survey conducted last fall by PGM resulted in only 467 responses. Feedback to questions was lacking. The February 29, 2016 deadline for providing comments on the resulting draft proposal and the subsequent presentation to the FCA, is too short.
- Extensive consultation was undertaken in Vancouver and Toronto, to develop and implement Coach House policies related to laneways. Comprehensive consultation has not been undertaken for Ottawa's proposal, which goes much further.
- FCA Members collectively have contributed many thousands of hours to the Infill 1 and Infill 2 projects, with the goal of creating a vibrant, sustainably-developing City of Ottawa. The Intent of the Infill 2 Rear-yard provisions is to protect a key characteristic of mature neighbourhoods, which feature rear yard greenspace and mature trees. The current Coach House proposal promotes increased lot coverage by building throughout the urban area. It gives no consideration to protecting the characteristic mid-block greenspace and mature trees. It applies to all urban communities equally, without regard to individual community character or if this type of use would be suitable for a particular property. Thus, as proposed, it conflicts with the Intent of the Infill II rear yard provisions.
- FCA members are participating in developing a City of Ottawa Urban Forest Management Plan (UFMP). Current urban forest cover is well-below the Official Plan's 30% target. Rear yards in Ottawa's mature

neighbourhoods contain a substantial portion of Ottawa's remaining, and still shrinking urban forest. The current Coach House Proposal may limit the City's ability to produce a viable UFMP.

□ The current proposal has the potential to increase hard-surfaced areas in mature neighbourhoods where infill policies and new construction already have resulted in major loss of green space. This will further limit the City's ability to meet Official Plan and other Master Plan policies, including the Air quality and climate change management plan.

□ We understand that a Coach House By-law, once adopted by Council, is not appealable to the OMB.

□ We believe that this particular proposal will contribute little to providing affordable housing, but could have other major negative consequences.

**Therefore, Be it resolved that:**

1. FCA advise the City of Ottawa PGM, Planning Committee and City Council of the need for full Consultation with all community associations regarding the proposed Coach House By-laws.

2. FCA support instituting a full, city-wide Consultation to identify project goals and parameters, identify locations where Coach Houses could be viable, and develop appropriate zoning provisions that take community character into consideration, prior to proceeding with the Coach House proposal.

3. The Planning and Growth Management Department (PGM) place this initiative on hold until full and open consultation is undertaken and the issues responded to.

**Moved by: Heather Pearl    Seconded by: Kul Kapoor ,    Carried.**

**5. OMNIBUS BILL :    City Planner Contact is Carol Ruddy**

**Site Location** These City-initiated amendments will affect lands throughout the City of Ottawa.

Proposal Details: The Omnibus Zoning report will recommend amendments to modify the intent of certain provisions and to correct minor errors in the Zoning By-law. These amendments have been combined in an Omnibus Zoning report as a means of efficiently modifying the By-law. Additional items to correct errors in the Zoning By-law may be added on a priority basis. The following amendments to the Zoning By-law are proposed:

**Amendments affecting the urban area:**

**2020 Walkley Road, IL [1477] S117 –h, Ward 10** An amendment is needed to reinstate the conditions in exception [1477] for lifting the holding symbol. These conditions were inadvertently omitted from the exception.

**1540 Tenth Line, R1HH [1179] –h, Ward 1** An amendment is needed to exception [1179], affecting the lands at 1540 Tenth Line Road, to reinstate the land uses, “planned unit development, limited to townhouse dwellings” and “residential care facility”. These uses were inadvertently omitted from the lists of permitted uses in the exception at the time the comprehensive Zoning By-law was approved in 2008.

**51, 53 St. Francis Street, R4T [739], Ward 15** Exception [739], which refers to holding provisions, was applied erroneously to this property when Zoning By-law 2008-250 was approved by Council in 2008. An amendment is needed to delete exception [739] from the lands located at 51, 53 St. Francis Street.

**Part of 605 Longfields Drive, R4A [1646], Ward 3** Zoning by-law amendments 2010-312 and 2015-307 inadvertently applied the incorrect zone codes and exception provisions to the lands located at 605 Longfields Drive. Amendments are needed to rezone part of 605 Longfields Drive from R4A [1646] to MC[xxxx], to be in keeping with the report recommendations approved by Council in 2010 in ACS2010-ICS-PGM-0134 and in 2015 in ACS2015-PAI-PGM-0153.

**O1L S144, affecting lands north of the Sir John A. MacDonald Parkway and Wellington Street, in the vicinity of the Booth Street Bridge, Ward 14**

A mapping error occurred in 2008 when the O1L S144 subzone was applied to the lands along the Ottawa River shoreline, north of LeBreton Flats. Schedule 144, which applies to lands in the Smyth Road area, was incorrectly referenced in the zone code for these lands along the Ottawa River. The correct schedule number is 94, which includes the subject lands. An amendment is needed to rezone the subject lands from O1L S144 to O1L S94.

**Amendments affecting the rural area:**

**Part of 3440 Eagleson Road, part of unaddressed parcel fronting on Perth Street and part of 5873 Perth Street, Ward 21**

The Rideau Valley Conservation Authority has provided updated flood plain mapping regarding the subject lands. An amendment is needed to update the flood plain overlay affecting the subject lands in accordance with the mapping received from the Conservation Authority.

**Amendments affecting both the rural and urban areas:**

**Section 54 – definition of "retirement home", City-wide**

The current Zoning By-law defines and treats retirement homes and residential care facilities differently.

“Retirement home means a residential use building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home. (maison de retraite)”

**“Residential care facility means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services. (établissement de soins pour bénéficiaires internes)”**

Under the current rules, a building that serves mostly as a retirement home (i.e. housing for seniors who are generally autonomous and do not require assistance in daily living) but with a component offering a higher level of care, is not permitted in a Residential zone. The distinction means that an elderly couple in a retirement home in a residential zone, of whom one remains healthy and independent but the other develops health problems requiring a higher level of care, may have to separate and live in different facilities.

The proposed amendment would permit up to 25% of the gross floor area of a retirement home to offer the services of a residential care facility. In this manner a better balance is struck between the primarily residential nature of a retirement home, and the need to provide for residents who may need advanced care while still living in the same building as their healthier, more autonomous spouses or partners.

**Sections 54 – definition of “community garden” and Section 82 – Community Gardens, City-wide**

Currently, food produced in community gardens may not be donated to charitable organizations, shared or sold. Amendments are proposed to Section 54 – Definitions, and Section 82 – Community Gardens, to permit food produced in community gardens to be donated, shared or sold. It is noted that the sale of food produced in community gardens would only be permitted in zones where a retail food store, or a retail food store, limited to a farmers’ market, are permitted uses. These retail uses are not permitted in residential zones.

**To permit a “retail food store, limited to a farmers’ market”, affecting various zones City-wide**

To increase access to fresh produce and to support local food production, it is proposed to add retail food store, limited to a farmers’ market as a permitted use in the following zones:

I1 and I2 -Minor and Major Institutional Zones, L1 -Community Leisure Facility Zone, L2 - Major Leisure Facility Zone, RC - Rural Commercial Zone and in certain Open Space (O1) Subzones where community-type uses, such as community centres or sports arenas are permitted uses.

**Section 85 - Outdoor Commercial Patios, City-wide**

Amendments are proposed to simplify the language used in the provisions of this section of the By-law, while retaining the same intent.

**Section 55 – Accessory uses, buildings and structures, with regard to satellite dishes and tower antennas and Section 120 - Accessory Satellite Dish or Accessory Tower Antenna in Residential Zones, City-wide**

On July 17, 2013, City Council approved zoning bylaw amendment 2013-224 which deleted provisions for satellite dishes and tower antennas, as these structures are subject to Federal regulations and the City's Municipal Concurrence and Public Consultation Process for Antenna Systems. Housekeeping amendments are needed to delete provisions for these structures which inadvertently remained in Section 55(4) and Section 120.

**Section 126 - Heavy Vehicles and Recreational Vehicles associated with a Residential Use, City-wide**

Amendments are needed to permit a school bus to be parked closer to the street in a zone where a residential use is permitted in the rural area and greenbelt (amendments would not affect lands in Villages). Further amendments, affecting lands city-wide, would add new provisions for large trailers. In addition, amendments are proposed to simplify the language used in the provisions of this section of the By-law, while retaining the same intent.

**Related Planning Applications N/A**

**Timelines and Approval Authority :** The "On Time Decision Date", the target date the proposed amendments will be considered by the City's Agriculture and Rural Affairs Committee, Planning Committee and Council are April 7, April 12 and April 27.

**Submission Requirements :** If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. Stay Informed and Involved :

1. Register for future notifications about this report and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File No. D02-02-15-0057.
2. Access information regarding the proposed amendments by going to [Ottawa.ca/omnibuszoning](http://Ottawa.ca/omnibuszoning)
3. Should you have questions, please contact me. My contact information is below.

**Carol Ruddy, MCIP, RPP** Planning and Growth Management  
City of Ottawa 110 Laurier Avenue West, 4<sup>th</sup> Floor Ottawa, Tel.: 613-580-2424, ext. 28457  
[carol.ruddy@ottawa.ca](mailto:carol.ruddy@ottawa.ca)

6. **City of Ottawa Planning Forum - mark the date for May 4, 2016 7 to 9 p.m.**

Sheila Perry,  
VP and Liaison,  
Planning and Zoning  
FCA  
[www.fca-fac.ca](http://www.fca-fac.ca)